

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Torrington Street, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,370,000

&

\$1,500,000

Median sale price

Median price \$2,365,000

House

X

Unit

Suburb Canterbury

Period - From 01/04/2018

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Belgrave St HAWTHORN 3122	\$1,500,000	17/03/2018
2	14 Belgrave St HAWTHORN 3122	\$1,480,000	26/05/2018
3	135 Victoria Rd HAWTHORN EAST 3123	\$1,430,000	05/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$1,370,000 - \$1,500,000
Median House Price
 June quarter 2018: \$2,365,000

Comparable Properties



17 Belgrave St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 303 sqm approx



14 Belgrave St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,480,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: House
Land Size: 350 sqm approx



135 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,430,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 3
Property Type: House (Res)
Land Size: 292 sqm approx